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महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६
कलम ३७ (१एए) अन्वये बृहन्मुंबई विकास नियंत्रण
नियमावलीत करावयाच्या फेरबदलाबाबतची नोटीस

महाराष्ट्र शासन
नगर विकास विभाग,
नोटीस क्रमांक :-टिपीबी ४३०२/१७३०/प्र.क्र.२३३/०२/नवि-११
मंत्रालय, मुंबई ३२, दिनांक:-२४ ऑगस्ट २००४

निर्णय:- सोबत जोडलेली नोटीस राज्यशासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.

81C
Issued
21/8/04
(सु.रा.किणी)
महाराष्ट्र शासनाचे अवर सचिव

प्रति,
प्रधान सचिव, महसूल व वन विभाग, मंत्रालय, मुंबई.
आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
प्रमुख अभियंता, विकास नियोजन, बृहन्मुंबई महानगरपालिका.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक नगर रचना, बृहन्मुंबई.
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चण्डीरोड मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची नोटीस महाराष्ट्र शासनाच्या साधारण राजपत्रात पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ५० प्रती नगर विकास विभाग, मंत्रालय, मुंबई व उपसंचालक नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात)
निवड नस्ती (नवि-११)

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**Maharashtra Regional & Town Planning
Act, 1966**

- * Notice under section 37(1AA) of
- * Regarding modification in D.C.
Regulations for Greater Mumbai, 1991
for redevelopment of properties in
Gaothan Area.

**GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-400 032.**

Dated 24th August, 2004.

NOTICE

No. TPB 4302 / 1730/CR 233/02/UD-11 :-

Whereas the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as the said Regulations) have been sanctioned by Govt. vide Urban Development Department's Notification No. TPB-4302/1730/CR-233/02/UD-11, dated 19th February, 1991 to come into force w.e.f. 25th March, 1991 which subject to certain conditions, interalia contains provision for grant of additional FSI for redevelopment of old & dilapidated buildings from the island city of Mumbai ;

And whereas, no such provisions for redevelopment of tenanted properties in suburbs & extended suburbs & extended suburbs of Greater Mumbai. ;

And whereas, in order to examine the issue of redevelopment of old & dilapidated tenanted properties from suburbs & extended suburbs of Mumbai, Govt. in Housing & Special Assistance Department vide Resolution No. 1298/CR-1325/R&L-1, dated 17th March 1991 has appointed a Committee under the chairmanship of Shri Dinesh Afzulpurkar, the former Chief Secretary of the State (hereinafter referred to as the said Committee) ;

And whereas, the said Committee has since submitted its report to Govt. in March which is under consideration of Govt.;

And whereas, Govt. in Urban Development Department vide its Resolution No. TPB 1730/CR 233/02/UD-11, dated 14th June, 2003 has further appointed a study group (hereinafter referred to as the said "Study Group") under the chairmanship of Chief Engineer (DP), Municipal Corporation of Greater Mumbai to examine the recommendations of the said Committee in regard to concessions to be granted for redevelopment in Gaothan Area;

And whereas, the said Study Group has also submitted its report to Govt. which has been examined by Govt.;

And whereas, upon consideration of the report of the said Committee and the said Study Group and also after consulting the Housing Department Government finds it expedient to undertake certain modifications for the said Regulations;

And whereas, since these modifications are required to be sanctioned early, in view of long pendency of the issue in the public interest, Govt. feels it appropriate to issue the instant notice u/s 37(IAA) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the said Act) so as to the following modifications (hereinafter referred to the said modifications) as given in schedule as under :

SCHEDULE 'A'

Modification No.1 :- The extent of area of " Gaothan " shall be as shown on plan.

Modification No.2: Following new provision shall be added at the end of Regulation 17(3)(b)(iii)

"Provided that shifting of plot boundary to 2.25 mt. from central line of the street will be insisted only in respect of identified streets forming part of Traffic Circulation System in Gaothan. Such streets will be identified with specific approval of Municipal Commissioner.

In all other cases, existing access will be considered as adequate in Gaothan areas".

Modification No.3 :- Existing Regulation 29(3) "Notwithstanding the provision of Sub regulation (1) of this Regulation, the minimum open spaces in plots in residential and commercial zones may be relaxed to the values quoted in Table 9 below, if the number of storeys is restricted to two" shall be number as (a).

Following new provision bearing 29(3)(b) shall be added after explanation to Table 9 (iv).

"In case of redevelopment in Gaothan with the height restricted to 3 storeys or maximum 10 mtrs. the ground coverage of the structure shall not be more than 75% of plot area and open spaces left at side and rear shall be as to consume the FSI as permissible to, not to affect adversely the light and ventilation of adjoining buildings and to provide proper drainage facilities".

Modification No. 4 :- In Table No. 10 A the existing entries at Sr.No. 4 shall be deleted and new entries shall be replaced as under :

| Sr. No. | Location of Plot | Residential Zone | Commercial Zone | Industrial Zone |
|---------|--|------------------|-----------------|-----------------|
| 1 | 2 | 3 | 4 | 5 |
| 4 | For plots in Gaothans, in the suburbs / extended suburbs, smaller than 250 sq.mtr. | | | |
| | i) Streets less than 6.00 mtr. | Nil | ... | Not applicable |
| | ii) Streets 6.00 mtr. to 12.00 mtrs. | 1.0 | | Not applicable |
| | iii) Streets more than 12.00 mtrs. | 1.5 | | Not applicable |

Modification No.5 :- (i) In Table 10 B in Sr.No.2 and Column 2 the following shall be added

" In case of identified streets "

(ii) In Table 10 B in Sr. No.2 and Column 3 the figure "3.75" shall be replaced by figure "2.25"

Modification No. 6 :- Following new provision shall be added as Regulation 33(19)

" Reconstruction / redevelopment in Gaothan areas :- For reconstruction or redevelopment of any property in Gaothan areas i.e. on land having tenure 'A' in suburbs and extended suburbs the floor space index shall be the consumed FSI of existing building (utilised authorisedly) or the normal permissible FSI of the zone plus 100% of the consumed FSI of the existing building as incentive FSI, but totally not more than 2.00, whichever is higher".

Modification No.7 :- Following new provision shall be added in the Regulation 30 (ii) (e)

" Further, Chajja, Cornice, weather sheds, sun breaker or other ornamental projections etc. shall be permissible upto 0.3 mtr. in Gaothan areas for the plots admeasuring upto 250 sq.mtrs."

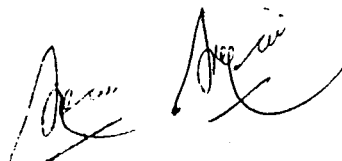
Note :- Plan showing extent on "Gaothan" referred to in above six modifications is available for inspection in the office of the Dy.Director of Town Planning

Greater Mumbai, ENSA Hutment, Azad Maidan, Mumbai and the Chief Engineer (DP) Municipal Corporation of Greater Mumbai.

Now, therefore, in accordance with the provisions contained in Section 37 (IAA) of the said Act, Government hereby publishes the aforesaid Notice for inviting suggestions / objections upon the said modifications from the public, within 30 days from the date of publication of notice.

The Government is further pleased to inform that any objections / suggestions upon the said proposed modification be forwarded within 30 days from the date of publication of this notice in the Official Gazette to the Deputy Director of Town Planning Greater Mumbai having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001 who is being appointed as an officer under section 162 of the said Act. The said officer shall submit his report to Government after scrutinising the suggestions and objections over the proposed modification, say of the said Corporation and after granting hearing to the concerned persons including the said Corporation.

By order and in the name of Governor of Maharashtra,



(S. R. Kini)
Under Secretary to Government.